



Woodford Neighbourhood Forum

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Planning Services
Stockport Metropolitan Borough Council
Town Hall, Edward Street
Stockport
SK1 3XE

25th November 2024

To: Planning Officer

Reference: DC/093438

Proposal: Demolition of dwelling and erection of replacement dwelling

Location: Blossoms K & C Ltd Kennels , Blossoms Lane, Woodford, Stockport, SK7 1RE

1. General Comments

- The planning statement omits reference to the Woodford Neighbourhood Plan.
- The planning application does not mention the phasing of this development with respect to the development proposed in DC/088660 8 new dwellings. This could be an important consideration with regard to disruption to residents and traffic safety during construction.
- If permission is granted, a construction management plan similar to that proposed for DC/088660 will be needed. It should include a wheel wash to keep the lane clean. Traffic routing, signage and enforcement will be particularly important because the un-adopted section of Blossoms Lane is single track with soft verges and deep ditches. Drivers attempting to pass oncoming traffic or reverse regularly results in vehicles stuck in the ditches. See photographs in section 5.

2. Policies relevant to the application

We believe that planning policies relevant to this application include:

- i. NPPF 2021
- ii. Stockport Development Plan:
 - o Woodford Neighbourhood Plan 2019
 - o Saved UDP 2011
 - o Core Strategy 2011

3. Woodford Neighbourhood Plan

We believe that the following policies are relevant and trust that the planning officer will assess the application against them.

DEV2: Replacement of existing dwellings

“Development comprising the replacement of a dwelling should not be materially larger than the dwelling that it replaces and must have regard to local character and residential amenity.”

DEV4: Design of new development

“All new development in Woodford Neighbourhood Area should achieve a high standard of design. New residential development proposals should demonstrate how they respect and respond to the Neighbourhood Area’s rural character, to its ecology and to its landscape. Where appropriate and viable, the development of sustainable drainage systems, the retention and enhancement of landscape, wildlife and ecological networks and the achievement of high environmental and energy standards will be supported.”

ENV3: Protecting Woodford’s natural features

“The protection and/or enhancement of Woodford’s natural features, including those identified in the Table below, will be supported.”

ENV4: Supporting biodiversity

“The conservation, restoration and enhancement of biodiversity, including that found in open spaces, trees and hedgerows, in order to promote and support wildlife and other forms of biodiversity will be supported. Development should, where viable and deliverable, achieve net gains in biodiversity.”

ENV5: Reducing light pollution

“Proposals for floodlights requiring planning permission should demonstrate how the potential for overspill will be controlled to a high level whereby it will not cause significant harm to the amenity of neighbouring occupiers.”

Blossoms Lane is currently relatively dark with no street lighting. This is good for wildlife, particularly bats, which can be disrupted by light at night. Any proposals on this site should keep lighting to a minimum.

4. Stockport Development Plan and NPPF

We leave it to the council planning officer’s expertise to assess the proposal against Stockport planning policies and the NPPF, but we note that the following may be relevant:

TD2.2 Quiet Lanes

“Developments and highway improvements that have an impact upon rural roads, which would detract from their character and their value as Quiet Lanes, will only be permitted where they can be justified on safety grounds. Any development that would result in a significant increase in traffic or conflict between different users of these lanes will not be permitted.”

5. Photographs

Fig 1: Single track, un-adopted section of Blossoms Lane connecting to Church Lane



Fig 2 - 5: Examples of vehicles stuck in the ditch on the un-adopted section of Blossoms Lane



Bin lorry



Heavy goods lorry



Tractor



Car

Yours sincerely,

E. M. Frearson

Evelyn Frearson On behalf of Woodford Neighbourhood Forum Management Committee